## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	20a Lobb Street, North Bendigo Vic 3550
Including suburb or	
locality and postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$445,000 &	\$460,000
---------------------------	-----------

### Median sale price

Median price	\$420,000	Pro	perty Type	Townhouse		Suburb	North Bendigo
Period - From	28/02/2022	to	27/02/2023		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/25 Albert St LONG GULLY 3550	\$460,000	14/11/2022
2	7 Lobb St NORTH BENDIGO 3550	\$447,500	27/10/2022
3	13a Afton St NORTH BENDIGO 3550	\$445,000	17/10/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/02/2023 14:16





Jaylee Dixon 0490035610 office@stepupproperty.com.au

**Indicative Selling Price** \$445,000 - \$460,000 **Median Townhouse Price** 28/02/2022 - 27/02/2023: \$420,000



Rooms: 5

Property Type: Unit Land Size: 768 sqm approx

**Agent Comments** 

# Comparable Properties



3/25 Albert St LONG GULLY 3550 (REI/VG)





Price: \$460,000 Method: Private Sale Date: 14/11/2022 Property Type: Unit Land Size: 346 sqm approx **Agent Comments** 



7 Lobb St NORTH BENDIGO 3550 (REI/VG)







Price: \$447,500 Method: Private Sale Date: 27/10/2022 Property Type: House Land Size: 457 sqm approx Agent Comments

Agent Comments



13a Afton St NORTH BENDIGO 3550 (REI/VG)

Price: \$445.000 Method: Private Sale Date: 17/10/2022 Property Type: House Land Size: 410 sqm approx

Account - Step Up Property





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.